

SANTA RITA LAND USE PLAN

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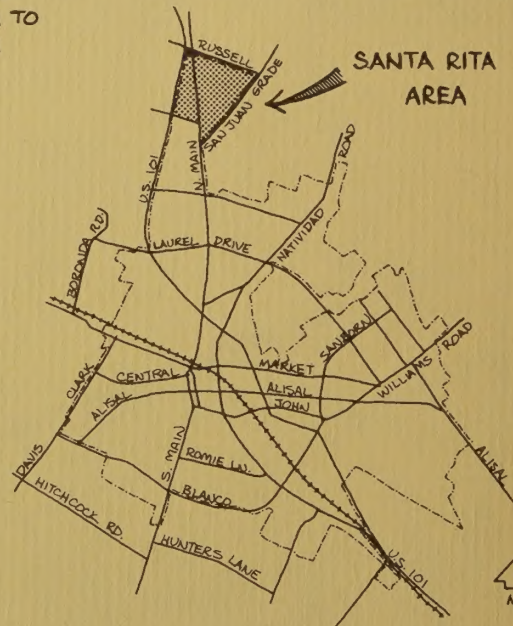
City planning Salinas
Land Use

SANTA RITA IS AN AREA OF CONTRASTS. MODERN HOUSING DEVELOPMENTS ON THE EAST FORM RIGID LINES SEPARATING THE UNDERDEVELOPED WESTERN PORTION. THE RECENTLY BUILT SUBDIVISIONS AND MOBILE HOME PARKS GENERALLY CONFORM TO GOOD PLANNING PRINCIPLES AND CURRENT DEVELOPMENT STANDARDS AND ARE NOT ADDRESSED IN THIS PLAN. THE PLAN'S PRIMARY FOCUS IS THE OLDER AND UNDERDEVELOPED PORTION OF SANTA RITA.

BEFORE THIS PLAN, THE MAJOR GUIDES TO DEVELOPMENT WERE THE SANTA RITA AREA COMMUNITY PLAN* AND COUNTY AND CITY ZONING. IN 1971 A SPECIAL NORTH SALINAS / SANTA RITA CITIZEN ADVISORY COMMITTEE DEVELOPED GOALS AND POLICIES WHICH WERE PUBLISHED BUT NEVER FORMALLY ADOPTED. THESE GUIDES WORKED WELL IN CONTROLLING NEW DEVELOPMENT BUT ARE INADEQUATE TO ACHIEVE THE REVITALIZATION OF THE OLDER AREAS.

THIS PLAN IDENTIFIES PROBLEMS WHICH ARE OBSTACLES TO REVITALIZATION AND ESTABLISHES POLICIES AND STRATEGIES TO OVERCOME THE PROBLEMS AND ACHIEVE THE NEEDED REVITALIZATION. THE PLAN WILL PROVIDE THE DIRECTION NEEDED TO DEVELOP PUBLIC FACILITIES, ZONING, AND NEIGHBORHOOD IMPROVEMENT. PROPERTY OWNERS WILL HAVE A SOUND BASIS FROM WHICH TO ADVANCE DEVELOPMENT PROPOSALS, AND CITY OFFICIALS WILL HAVE AN EQUALLY CLEAR BASIS FOR EVALUATING SUCH PROPOSALS.

THE IMPLEMENTATION OF THIS PLAN WILL REQUIRE THAT SUBSTANTIAL PRIVATE AND PUBLIC INVESTMENT BE COORDINATED SO THAT THE PLAN'S OBJECTIVES CAN BE ACHIEVED. THE NEEDED PUBLIC IMPROVEMENTS SHOULD BE MADE A PART OF THE CITY'S CAPITAL IMPROVEMENT PROGRAM.



*ADOPTED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON JULY 8, 1969.

THE PROBLEMS

THE MAP TO THE RIGHT SHOWS THE AREAS WHERE MANY OF THE PROBLEMS ARE CONCENTRATED.

ZONING:

THE ZONING PATTERN DOES NOT REFLECT A LOGICAL PLAN FOR DEVELOPMENT OF THE AREA. MANY LOTS ARE TOO SMALL TO SUPPORT THE PERMITTED USES, AND MANY LOTS AND DWELLINGS ARE NONCONFORMING IN SIZE, SETBACKS, PARKING AND OPEN SPACE. THERE EXISTS A LARGE AMOUNT OF RETAIL COMMERCIAL ZONED LAND ALONG NORTH MAIN STREET WHICH HAS NOT BEEN DEVELOPED IN COMMERCIAL USE. GENERAL COMMERCIAL ZONING WITH HEAVY COMMERCIAL USES IS INAPPROPRIATE IN THE RESIDENTIAL AREA. POCKETS OF LAND ZONED FOR AGRICULTURE ARE NOT IN AGRICULTURAL USE.

HOUSING CONDITIONS:

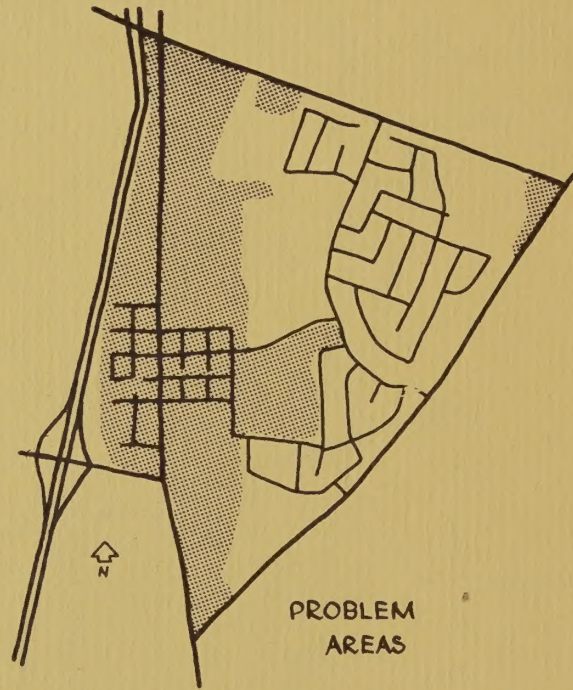
WHILE SOME HOUSES SHOW SIGNS OF STRUCTURAL DEFICIENCIES, THE AREA'S HOUSING GENERALLY IS IN GOOD CONDITION. LACK OF MAINTENANCE IS THE PRINCIPAL HOUSING PROBLEM.

SEWER & WATER:

MOST OF THE AREA IS WITHOUT PUBLIC WATER AND SEWERS. DOMESTIC WELLS HAVE BECOME CONTAMINATED AND WATER FOR FIRE SUPPRESSION IS INADEQUATE OR LACKING. MASTER WATER AND SEWER PLANS ARE NOT ADEQUATE.

STREETS:

THE STREETS IN OLD SANTA RITA WERE FIRST PLOTTED IN 1867 WITHOUT REGARD TO THE AREA'S NATURAL DRAINAGE OR ACTUAL CIRCULATION NEEDS. THE STREET COVERAGE IS EXCESSIVE WITH TOO MANY INTERSECTING STREETS ON NORTH MAIN. MANY RIGHTS-OF-WAY



HAVE NEVER BEEN CONSTRUCTED OR IMPROVED TO URBAN STANDARDS.

PARKS:

SANTA RITA IS WITHOUT PARK FACILITIES. LAND DEDICATED AS PART OF THE NORTHRIDGE ESTATES SUBDIVISION ADJACENT TO SANTA RITA ELEMENTARY SCHOOL IS NOT SUFFICIENT IN SIZE OR SHAPE FOR A NEIGHBORHOOD PARK. SOTO SQUARE REMAINS A ONE-ACRE UNIMPROVED PARK SITE.

SANTA RITA CREEK:

THE CREEK CHANNEL IS UNIMPROVED AND WILL OVERFLOW ITS BANKS DURING 100-YEAR STORMS. ITS CONDITION IS UNSIGHTLY; IT IS UNSAFE WHEN FULL OF WATER; AND ITS STANDING WATER IS A HEALTH HAZARD AND BREEDING PLACE FOR INSECTS.

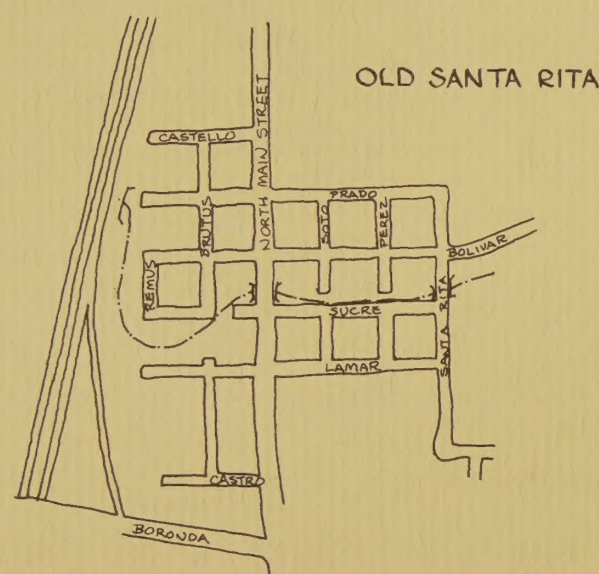
POLICIES:

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CIRCULATION

IMPROVE THE CIRCULATION PATTERN IN OLD SANTA RITA.

A NEW CIRCULATION PATTERN FOR OLD SANTA RITA IS INTENDED TO REDUCE THE NUMBER OF STREET PENETRATIONS INTO NORTH MAIN STREET, ELIMINATE THE NECESSITY FOR BRIDGES, AND KEEP THE NUMBER OF STREETS TO A MINIMUM.

STREETS DIRECTLY NORTH OF BORONDA ROAD AND WEST OF NORTH MAIN STREET WILL ONLY BE CONSTRUCTED OR UPGRADED IN RESPONSE TO DEVELOPMENT PLANS FOR THIS AREA. RIGHTS-OF-WAY WILL BE RETAINED AS LONG AS POSSIBLE TO ALLOW THE CITY FLEXIBILITY IN RESPONDING TO ACCESS NEEDS FOR THIS AREA. EXCESS RIGHTS-OF-WAY MAY BE ABANDONED AND RETURNED TO ADJACENT PROPERTIES AS APPROPRIATE, TO FACILITATE REVITALIZATION OF ADJUTING PARCELS.

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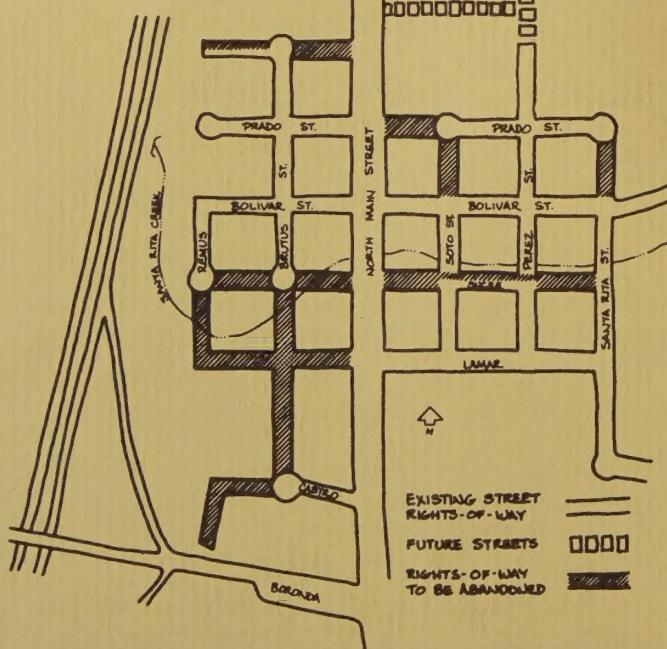
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OFFICIAL PLAN LINES WILL BE ADOPTED FOR BORONDA ROAD TO IMPROVE FREEWAY ACCESS TO SANTA RITA AND AREAS NORTH.

CIRCULATION PATTERN FOR OLD SANTA RITA



CITY OF SALINAS:

PLANNING COMMISSION
JACK COXLEY, CHAIRMAN
PAUL BICKEL
ALLEN CALDERA
PATRICIA ETIENNE
WILLIAM POPE
HANS SAPPOK
H.W. "HANK" WHITE

CITY COUNCIL
HENRY HIBINO, MAYOR
JIM BARNES
JIM COLLINS
JOHN VONDRACEK
ROBERT WHERRITT
CITY MANAGER
ROBERT M. CHRISTOFFERSON

ADOPTED MARCH 16, 1977 SALINAS PLANNING COMMISSION
ADOPTED APRIL 25, 1977 SALINAS CITY COUNCIL

COMMERCIAL

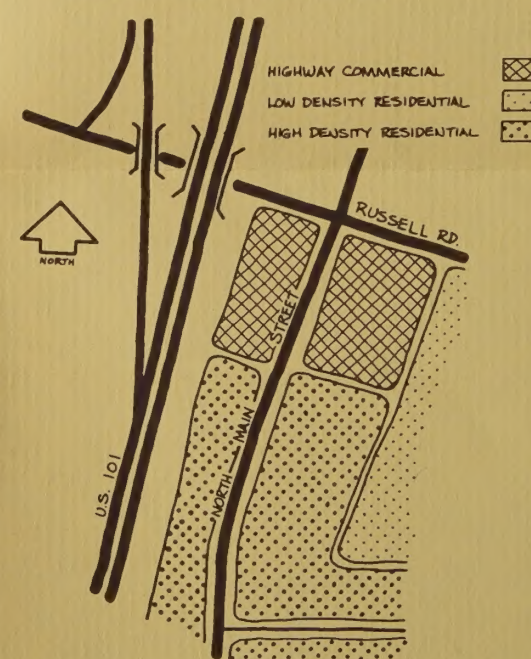
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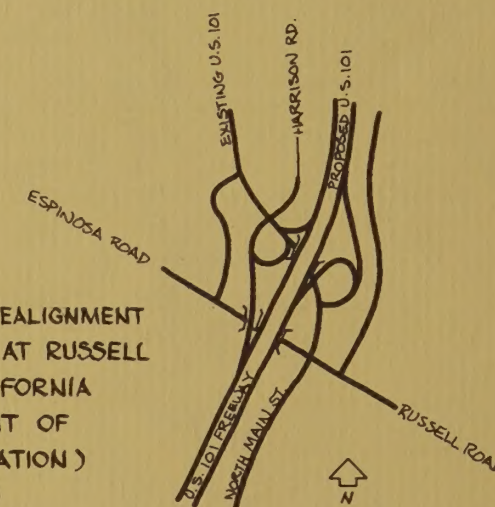
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HIGHWAY ORIENTED COMMERCIAL DEVELOPMENT CAN BE CENTRALLY LOCATED AROUND THE U.S. 101/RUSSELL ROAD INTERCHANGE. THE CALIFORNIA DEPARTMENT OF TRANSPORTATION IS CONSIDERING THE REALIGNMENT OF U.S. 101 NORTH OF SANTA RITA (FIGURE 2). IMPROVEMENT OF THIS INTERCHANGE WOULD INCREASE THE POTENTIAL FOR HIGHWAY ORIENTED COMMERCIAL DEVELOPMENT BY INCREASING ACCESSIBILITY TO NORTH AND SOUTHBOUND TRAFFIC. IF THE INTERCHANGE IS CONSTRUCTED, DEVELOPMENT WOULD BE PERMITTED IN ACCORDANCE WITH THE ALTERNATE LAND USE PLAN SHOWN IN FIGURE 6.

ALTERNATE LAND USE PLAN (FIGURE 6) (SHOWING REALIGNMENT OF U.S. 101)



INSTEAD OF STRIP COMMERCIAL, LAND USES MUST BE CLUSTERED ON LARGER LOTS WITH COMMON ACCESS AND PARKING TO REDUCE TRAFFIC CONFLICTS AND IMPROVE CONVENIENCE TO THE PUBLIC. THE SITE DESIGN AND APPEARANCE OF ALL COMMERCIAL DEVELOPMENT WILL BE STRICTLY CONTROLLED TO PREVENT CONFLICTS WITH ADJACENT RESIDENTIAL AREAS AND TO PREVENT TRAFFIC PROBLEMS ON NORTH MAIN STREET. NORTH MAIN STREET IS A MAJOR ARTERIAL AND A MAJOR ENTRANCE TO THE CITY, AND AS SUCH, COMMERCIAL DEVELOPMENT WILL REFLECT THE HIGHEST ARCHITECTURAL STANDARDS.



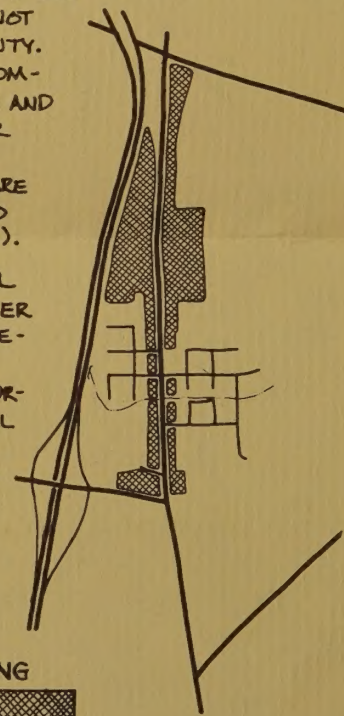
POSSIBLE REALIGNMENT OF U.S. 101 AT RUSSELL ROAD (CALIFORNIA DEPARTMENT OF TRANSPORTATION) (FIGURE 2)

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ALTHOUGH RETAIL COMMERCIAL ZONING CAN REMAIN, A GREATER DEMAND FOR RESIDENTIAL DEVELOPMENT IS EXPECTED. RESIDENTIAL USES ARE ENCOURAGED IN PLACE OF COMMERCIAL USES AND THE SPECIAL HIGH DENSITY ZONING APPLIED TO OTHER AREAS IN SANTA RITA WILL BE APPLIED, UPON REQUEST, TO THESE AREAS TO ALLOW MULTIPLE FAMILY DEVELOPMENT.

RETAIL COMMERCIAL ZONING (FIGURE C)



PUBLIC FACILITIES

CONSTRUCT PARKS TO MEET THE EXISTING NEEDS & PROJECTED GROWTH OF THE AREA.

THE CITY WILL WORK CLOSELY WITH SANTA RITA UNION SCHOOL DISTRICT TO DEVELOP A NEIGHBORHOOD PARK, UTILIZING A PORTION OF THE SANTA RITA ELEMENTARY SCHOOL SITE.

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2. DEPARTMENT OF COMMUNITY DEVELOPMENT ROGER C. ANDERMAN, DIRECTOR JERRY L. PAUL, ASSISTANT DIRECTOR

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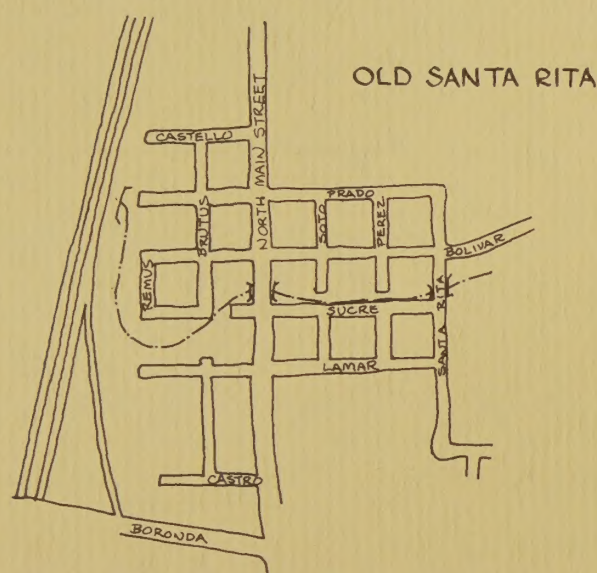
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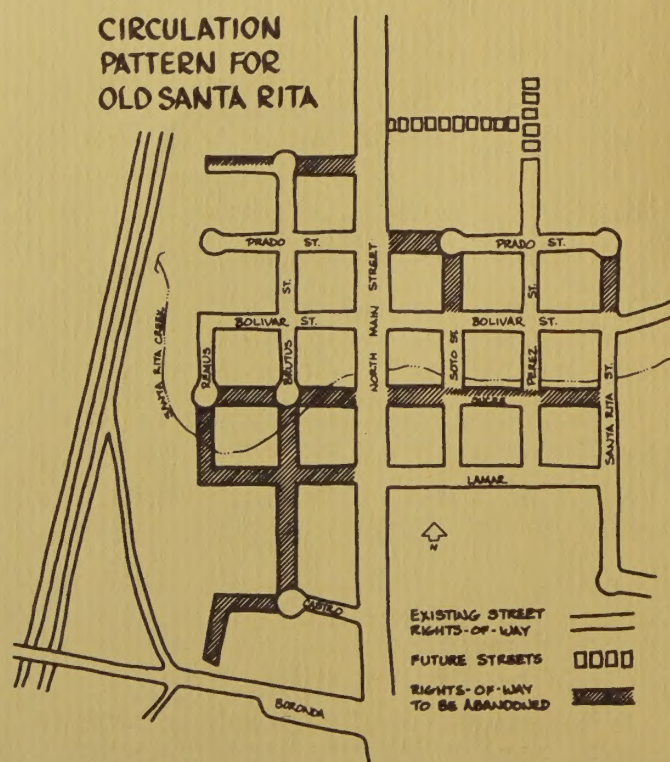
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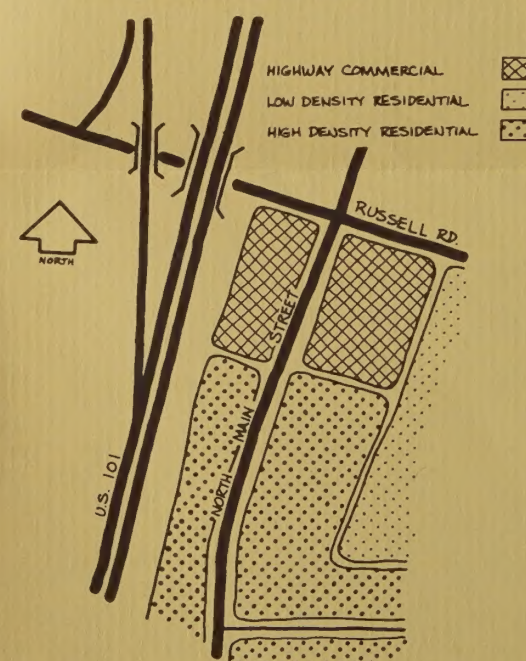
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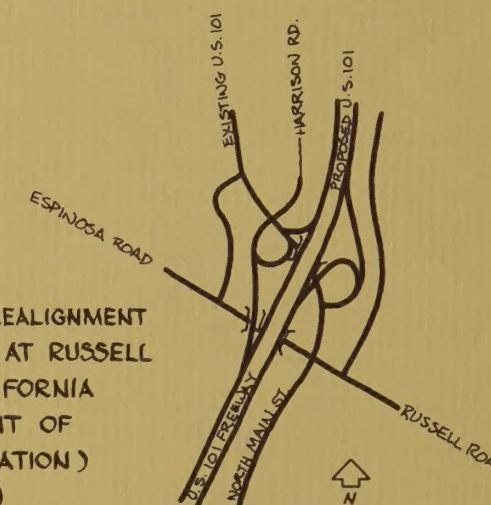
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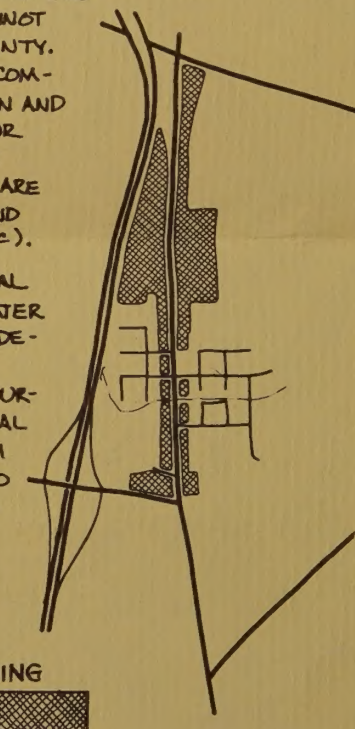


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